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Happy Halloween!



Photo by Angela G. Nannetti

Story on page 4



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Beach, Sheepshead Bay, Spring Creek
& Brownsville

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Why I'm Voting NO on All Five NYC Ballot Proposals

By Jibreel Jalloh

New York City needs a government that delivers better services and cuts unnecessary red tape. But efficiency should never come at the expense of transparency, accountability or the public's right to be heard.

This November, New Yorkers will vote on five proposed amendments to the City Charter. While these proposals promise to make government more efficient, they also raise serious questions about public oversight, community participation and how decisions are made.

I am voting NO on all five ballot proposals.

Yes, the city government needs meaningful reform. The question is whether these particular changes strike the right balance between efficiency and accountability.

Proposal 1 would eliminate mandatory public hearings for certain uses of public space. Proposal 2 would simplify city contracting while reducing some procedural requirements. Proposal 3 would accelerate transportation projects and certain public property transactions by removing existing review steps.

Proposal 4 would consolidate construction permitting responsibilities, including changes to waterfront permit-

ting. Proposal 5 would establish a 12% target for the city's rainy day reserves.

Each proposal addresses a legitimate government challenge. But each also deserves scrutiny over its implementation, safeguards and potential consequences.

In neighborhoods across Brooklyn, residents have spent years organizing for greater accountability from the government. We know firsthand how difficult it can be to get city agencies to respond to community concerns.

The solution should be to make the government more responsive to residents, not simply faster at making decisions.

We need reforms that reduce delays while strengthening opportunities for public participation. We need transparent contracting, responsible fiscal management, effective infrastructure delivery and meaningful neighborhood input.

I am voting NO on all five proposals because I believe New York City can pursue a more ambitious approach to government reform, one that improves efficiency without compromising democratic accountability.

New Yorkers deserve both an effective government and a meaningful voice



in how it operates. Election Day is Tuesday, November 3rd. Early voting is underway and runs through Sunday, November 1st. Make a plan to vote and make your voice heard.

Jibreel Jalloh is an award-winning organizer and the Founder and Executive Director of The Flossy Organization, a nonprofit dedicated to closing the advocacy gap through education and activism. Over the past few years, he has helped lead efforts to end gun violence, expand public transit and secure investments in local green spaces. Jibreel is a 2024-2025 Obama Foundation Scholar at Columbia University. Learn more at theflossy.org and follow @theflossyorg.

WHAT'S HAPPENING

COMMUNITY
EVENTS
CALENDAR -
VOL. 106, NO. 44

FRI. OCTOBER 30TH

Canarsie Merchants
Association: Fourth Annual
Pumpkin Picking Event
America's Food Basket
1380 Rockaway Parkway
7 a.m.

FRI. OCTOBER 30TH

State Senator Roxanne
Persaud: Pop-Up Halloween
Candy Distribution
In front of Capital One Bank
1425 Rockaway Parkway
3 to 6 p.m.

SAT. OCTOBER 31ST

Marine Park Alliance:
Halloween Volunteer Day
9:30 to 11:30 a.m. Register at
<https://www.marineparkalliance.org/volunteer/>.

SAT. OCTOBER 31ST

Autumn Clean Sweep:
Shoreline & Greenway
Cleanup - Plumb Beach
Belt Parkway - 10 a.m. to 12
p.m. - Register at
<https://tinyurl.com/5n8wtxfc>.

SAT. OCTOBER 31ST

Art in the Park: Upcycled Bike
Jewelry
Shirley Chisholm State Park -
Hendrix Creek Patio
1750 Granville Payne Avenue
11 a.m. to 1 p.m.

SUN. NOVEMBER 1ST

Free Basketball Skills & Drills
(ages 15 and under)
Canarsie Park
Seaview & Remsen Avenues
9 a.m. to 12 p.m.

SUN. NOVEMBER 1ST

Marine Park Alliance: Festival
of Lights: Diwali
Carmine Carro Community
Center
3000 Fillmore Avenue
4 to 6 p.m.



NEW YORK ROAD RUNNERS: OPEN RUNS

Saturdays at 9 a.m.:
Canarsie Park - Field
House, Seaview Avenue &
East 88th Street
Sundays at 9 a.m.: Marine
Park - Behind Carmine
Carro Community Center,
3000 Fillmore Avenue

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ENROLLMENT FOR MARINE PARK VETERANS EVENT

Assemblywoman Jaime
Williams is looking for local
veterans to honor at her
Annual Veterans
Appreciation event, held in
Marine Park. If you'd like to
enroll a veteran (including
yourself), call her office at
718-252-2124.

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Thousands Stolen in Canarsie Home Invasion

By Linda Steinmuller

A man was robbed at gunpoint involving a hefty sum of money, while another man was tied up during a home invasion in Canarsie last weekend.

Police said that the frightening incident took place around 12:10 a.m. on Saturday, October 24th, at 108-31 Avenue N, within the confines of the 69th Precinct.

A 64-year-old male told police he was robbed at gunpoint by four unknown males, who then placed him in a van and assaulted him, removing \$8,000 from him. The victim was dropped off at a secondary location, and a bystander called 911.

The second victim, a 56-year-old male, told police he was sleeping inside the home, near East 108th Street, when four males entered the house, tied his hands and searched the residence for property.

There are no arrests, and an investigation is ongoing.

Anyone with information regarding this incident is asked to call the NYPD's Crime Stoppers Hotline at 800-577-TIPS (8477) or for Spanish, 888-57-PISTA (74782). The public can also submit their tips by logging onto the Crime Stoppers website at crimestoppers.nypdonline.org/ or on X @NYPDTips. All calls are strictly confidential.

Photo by Baqir Ahmad



Fire Prevention Safety Tips at October Meeting of Combined Civics

By Kari Lleras

October is Fire Prevention Month, and the Marine Park Community Association and the Madison-Marine-Homecrest Civic Association made sure that their community members were up to date on their fire safety tips at the Tuesday, October 20th meeting, held at the Carmine Carro Community Center, located at 3000 Fillmore Avenue.

Some of the information might surprise readers.

Lieutenant Neil St. Hill from Engine 225 was front and center at the monthly meeting to educate attendees on fire safety tips and share lifesaving opportunities that everyone needs to utilize. He encouraged everyone to remember the phrase, "Stand by your pan," when cooking, explaining that you should not walk away from something cooking on the stove and to set a timer if necessary to remind the chef to check in on the food simmering.

Hill also reminded the crowd that water is the worst thing to throw on a grease fire, but to turn off the stove, dust baking soda over the fire and/or cover it. When using a fire extinguisher, you should remember PASS: Pull out ping, Aim at base of fire, Squeeze

trigger, Sweep back and forth at the base.

When calling 911, think about the crises that require Emergency Medical Technicians (EMTs) and ambulance services versus what could be solved with a call to the doctor or a trip to Urgent Care. Chest pains, signs of heart attacks, choking, seizures and pregnancy complications are some of the conditions that emergency services should be called immediately, while dental pain, cold/flu-like symptoms and minor injuries could be tended to by a primary physician or Urgent Care.

Landlords should provide stove knob covers for any household that has children under 10 years old. Residents can request an appointment for free installation of smoke alarms in each bedroom and carbon monoxide detectors on every floor by scheduling the installation on the FDNY website. This free opportunity means there are no excuses and every house should be safe and prepared.

The combined civic associations meet on the third Tuesday of each month. Be sure to attend the next meeting, which will be held at 7 p.m. on November 17th at the Carmine Carro Community Center.



FDNY Lieutenant Neil St. Hill talks about fire safety and the services they provide at the October 20th meeting of the combined civics.

Firefighters Contain Apartment Fire at Breukelen Houses

By Lloyd Mitchell

Firefighters quickly contained an apartment fire that broke out at the Breukelen Houses on Sunday, October 25th.

Dispatchers received several calls for a fire at 106-02 Farragut Road. Firefighters from Engine Company 257, Tower Ladder 170 and Battalion 58 arrived at the location around 7:35 a.m. where they found smoke showing from a window on the sixth floor. About 65 firefighters used one hose line to knock down the fire. Searches in the apartment, hallway and floor above were negative.

The fire was placed under control at 7:55 a.m. The FDNY Fire Marshal's Office will investigate the cause and origin of the blaze.



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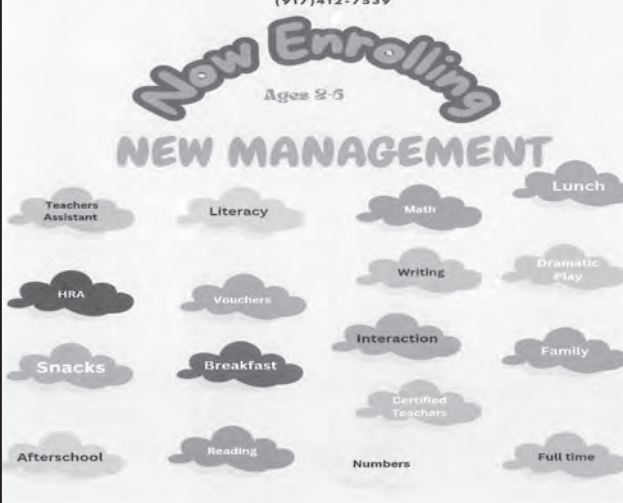
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Bergen Beach

Residents Pull Out All the Stops for Halloween

By Angela G. Nannetti

If you've already gone pumpkin and apple picking this season and are looking for something else to do on a chilly autumn afternoon, a walk around Bergen Beach is a wonderful idea. If you're brave enough to take such a stroll, you will find a wide variety of elaborate Halloween displays, from large inflatables and giant skeletons to gaggles of witches and graveyards galore. Bring a friend and some warm apple cider and make your way from East 69th Street and Avenue U all the way to Bergen Avenue and Avenue X, and you will see tons of spooky displays that are sure to knock your socks off.



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Festival of Lights: Diwali

Pandit Ravi Doobay describes traditions honoring the holy month of Kartika on the Hindu Calendar in this annual community gathering.
Carro Community Center

Sat. Nov. 7, 1:30 - 2:30 pm

About the Lott House

Discover what's ahead for the historic Lott House. Sponsored by Salt Marsh Alliance.
Salt Marsh Nature Center

Sun. Nov. 15, 11 am - 12 pm

Ricitos and the Three Bears

Teatro SEA brings Goldilocks to life in a bilingual musical featuring original songs.
Carro Community Center

Sat. Dec. 5, 11 am - 2 pm

Festival of Lights: Santa in the Park

Make holiday crafts and take a family photo with that famous jolly old man in red.
Carro Community Center

Sun. Dec. 6, 3 - 4:30 pm

Festival of Lights: Chanukah

Celebrate Hanukkah with Rabbi Heidi Hoover through stories, crafts, and songs.
Carro Community Center

Sat. Dec. 12, 11 am - 12 pm

Festival of Lights: Kwanzaa

Celebrate Kwanzaa's Kuumba (Creativity) with a drumming workshop. Register at reachus@marineparkalliance.org
Carro Community Center



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MORE EVENTS AND INFO AT
MARINEPARKALLIANCE.ORG/EVENTS

Kiwanis Club Honors Two Outstanding Women for Community Service

By Arthur De Gaeta

The Kings Plaza-Canarsie Kiwanis Club held its Honorary Awards Ceremony at Dolce Vita, 5811 Avenue N, on Wednesday, October 14th, where nearly 100 attendees filled the spacious banquet room to celebrate two outstanding community members, Sue Ann Partnow and Maria Carro-D'Alessandro, as they were presented with the Martin "Marty" Karoll Community Service Award.

Guests applauded both honorees for their dedication, generosity and countless contributions to the Kings Plaza and Canarsie communities. Speakers shared heartfelt remarks highlighting the important roles both women have played in strengthening community involvement and inspiring volunteerism.

Of his wife's role as District Manager of Community Board 18, the Hon. Mark

Partnow said that "the things that she does every day is mind-boggling to me." He spoke about his wife's previous career as director of a senior center that became "the premier senior center in Brooklyn."

He also congratulated Carro-D'Alessandro, Marine Park Alliance's founder and chair, who has been committed to preserving the beauty of Marine Park, and told a story about how her father was instrumental in him becoming a judge. "I ran for judge in 1997, countywide in Brooklyn, and your father rang doorbells for me and sent out letters. There's nothing that he would not do for me."

It was an evening dedicated to recognizing two women whose commitment to helping others continues to make a meaningful difference in their communities.



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Community Board 18 Hears Presentations on Aviator, School Bus Business



Joe Marty discusses Gateway Hospitality's vision for the new Floyd Bennett Sports and Entertainment Complex.

By Amanda Salazar

The Wednesday, October 21st meeting of Community Board 18 (CB18) followed a jam-packed agenda that included two detailed presentations from area businesses.

The focus of the meeting, which was held at the District Office at 1097 Bergen Avenue, was the public hearings and a guest presentation, the first of which was from Captain Holdings Corporation, a company that owns and operates school buses serving city schools, and its land-use attorney.

Captain Holdings owns two East Flatbush properties that are currently separated by a portion of East 56th Street, both of which are used for school bus parking. The plot is bordered by Preston Court to the south and the Long Island Railroad to the north.

The company wants to unify its two properties, but in order to do that, the city needs to remove that portion of East 56th Street from its street maps through a process called street demapping.

That section of East 56th Street is denoted on official city maps, making it a "mapped street" — however, the land "underneath" the mapped street is actually owned by Captain Holdings. Because the street is mapped, the company can't incorporate it into the rest of its land to be used for parking and office trailers, nor can it be renovated, despite the fact that they own it legally.

Once a street is demapped, the city is no longer responsible for the maintenance or use of that street. Whoever owns it, in this case Captain Holdings, is.

If the street does get approved for demapping, Captain Holdings said it is planning to renovate the land, including putting in new sidewalks, fencing and even street plantings in an attempt to beautify the industrial street. It would also allow the company to increase the number of buses housed at the lot to 120 from around 60.

At the same time as Captain Holdings is going through the demapping process, the company is also in two litigations over the land. Neither of those cases would have any effect on the demapping but were discussed anyway. On the northeast portion of the property, a tenant is disputing in court whether their lease with Captain Holdings has expired or not. The other case involves Kingsway Place, a dirt road that the company wants to gain ownership of, which borders part of the property.

Captain Holdings presented at the meeting to garner board support for its demapping proposal, but the board decided to delay its vote due to the ongoing litigation with the tenant. Once that is settled, the board will vote to either support or oppose the demap.

Next was a guest presentation from Gateway Hospitality LLC, the company that has a 60-year lease with the National Parks Service (NPS) to run the former Aviator Sports and Events Center, now renamed Floyd Bennett Sports and Entertainment Complex, located at 3159 Flatbush Avenue. This was the first time Gateway Hospitality representatives introduced themselves and their vision to the board and the general public.

Gateway Hospitality Regional Manager Joe Marty gave an overview of the company's plans for the complex. The renovated space will include indoor ice rinks, turf fields, a food hall, restaurant and bar, as well as outdoor turf fields and a mezzanine.

Renovations to the existing facility will occur in three phases, all hinging on a full roof replacement to begin in a few months and that the NPS is responsible for. Other renovations include HVAC systems, a LED light revamp, new turf, modern

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scoreboards, rehabbed ice rinks, new locker rooms and more.

The food hall will have three sections for a pizzeria, grill and pastry shop and will work with local vendors and companies. The same goes for the two bars, which will serve some locally made drinks.

The company also wants to bring back hosting festivals, carnivals and sports competitions on its fields.

Marty said the company hopes to hire locally from the community and will send its job listings to CB18 to disseminate to residents. Once operating at full capacity, the complex will have around 70 staffers and have an indoor capacity of 500.

"We want to make it a community facility, a place where we could have kids and adults enjoy being active, a place where people can gather, a place for our community to work in and also a place to eat," Marty said. "We want to have a one-stop shop."

In the second Public Hearing, CB18 Treasurer David Price discussed the board's fiscal year 2028 capital planning and budget requests, which are financial requests made to the city that, if approved, would go toward specific community projects.

The requests first get sent to the city's Office of Management and Budget (OMB), which then triages the requests to the city agencies that would be dealing with them. The agencies then decide if they will approve the requests and give budgetary funding for the projects. Being that all community boards in the city go through this process, it ends up being very competitive to get approval and most projects never do.

Price explained that the board started out with a long list of project ideas sent in by the community and narrowed it down to 29 ideas. Examples of projects pitched include renovations to Lenape Playground, upgrades to amenities at McGuire Fields and reconstruction of several streets due to buckling and flooding.

The board voted to approve the 29-item list, so it will be sent to OMB to review.

The next meeting of CB18 will be held on Wednesday, November 18th, at 7 p.m. in the District Office.

Photos by Linda Steinmuller



Rachel Scall, a land use attorney representing Captain Holdings, gives a presentation including maps and photos of the streets impacted.

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Marine Park

Soaring High at Raptorama!



By Brian Moreno

Although most birds migrate south for the winter, some special birds stopped by Marine Park for the ninth annual Raptorama!

More than 300 bird lovers and avian photographers gathered at the Salt Marsh Nature Center, at 3301 Avenue U, on Saturday afternoon, October 17th, to see raptors up close and personal.

Organized by Wildlife in Need of Rescue and Rehabilitation (WINORR), the NYC Bird Alliance, the American Littoral Society and the Marine Park Alliance (MPA) Forever Wild Committee, Raptorama! is an invaluable event for Marine Park. Unfortunately, these raptors, also known as birds of prey (carnivorous hunter birds), were gravely injured and, though rehabilitated, can't reintegrate into the wild. Animal care organizations host events like Raptorama! so New Yorkers can interact with these fascinating birds, see their wings, talons and eyes up close, and even pet them, if allowed.

"Events like this are important because not a lot of New Yorkers get the opportunity to come up close and personal with wildlife and nature very often," MPA Program and Communications Manager Elliot Ma said.

Fan favorites from years past made a return appearance, including Montana, an American bald eagle; Augie, an Eurasian eagle-owl; and Echo, a barn owl. Montana was injured in the Hamptons and is unable to see out of his right eye, while Utah, a golden eagle, was injured when he accidentally touched the wrong combination of wires; he got electrocuted and burned a portion of his wings, which had to be amputated.

The bird handler told spectators many facts about each bird, their habitats, diets and specific features, such as a barn owl detecting mice from up to 90 feet away or an American kestrel being the tiniest falcon in the Americas. "Wildlife education is probably the most rewarding aspect of it; it's shortening the gap between people and wildlife. It's literally right here in NYC; you could see it today. We saw a red-tailed hawk swoop down and a bald eagle soaring overhead," Tania Scaduto, a licensed falconer with WINORR, said. "Anytime we can bring a wild animal close up to a person, it plants awareness, and awareness is the seed to advocacy. That's really what we hope: to get people to advocate for these animals that share this environment with us."

If you missed the Marine Park event, there will be another Raptorama! at the Jamaica Bay Wildlife Refuge on Saturday, November 7th.



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Marine Park

Celebrating Fall at Fourth Annual Fall Festival

By Brian Moreno

Families gathered to enjoy the festivities that autumn brings – a week before Halloween – at the Fourth Annual Fall Festival on Sunday afternoon, October 25th, at the Carmine Carro Community Center, 3000 Fillmore Avenue, in Marine Park. The event was sponsored by Assemblywoman Jaime Williams, in conjunction with Marine Park Alliance (MPA), Madison-Marine Homecrest Civic Association and other organizations.

Classic Halloween music played as families and their children enjoyed activities such as face painting, arts and crafts, pumpkin picking and, of course, candy.

"It's something that the community looks forward to; it's our biggest event of the year," Williams said. "As you can see, more than 2,000 people are here today. It's creating a space where families can come out and enjoy. It gives off that close-knit community vibe because it's really hard to find places like this in this city."

Many children dressed up as their favorite characters, such as Captain America, Spider-Man and Superman, while others dressed as Rumi from K-Pop Demon Hunters, Coraline, Harry Potter's Hermione or a Disney Princess. Bluey was a popular contender for the younger children.

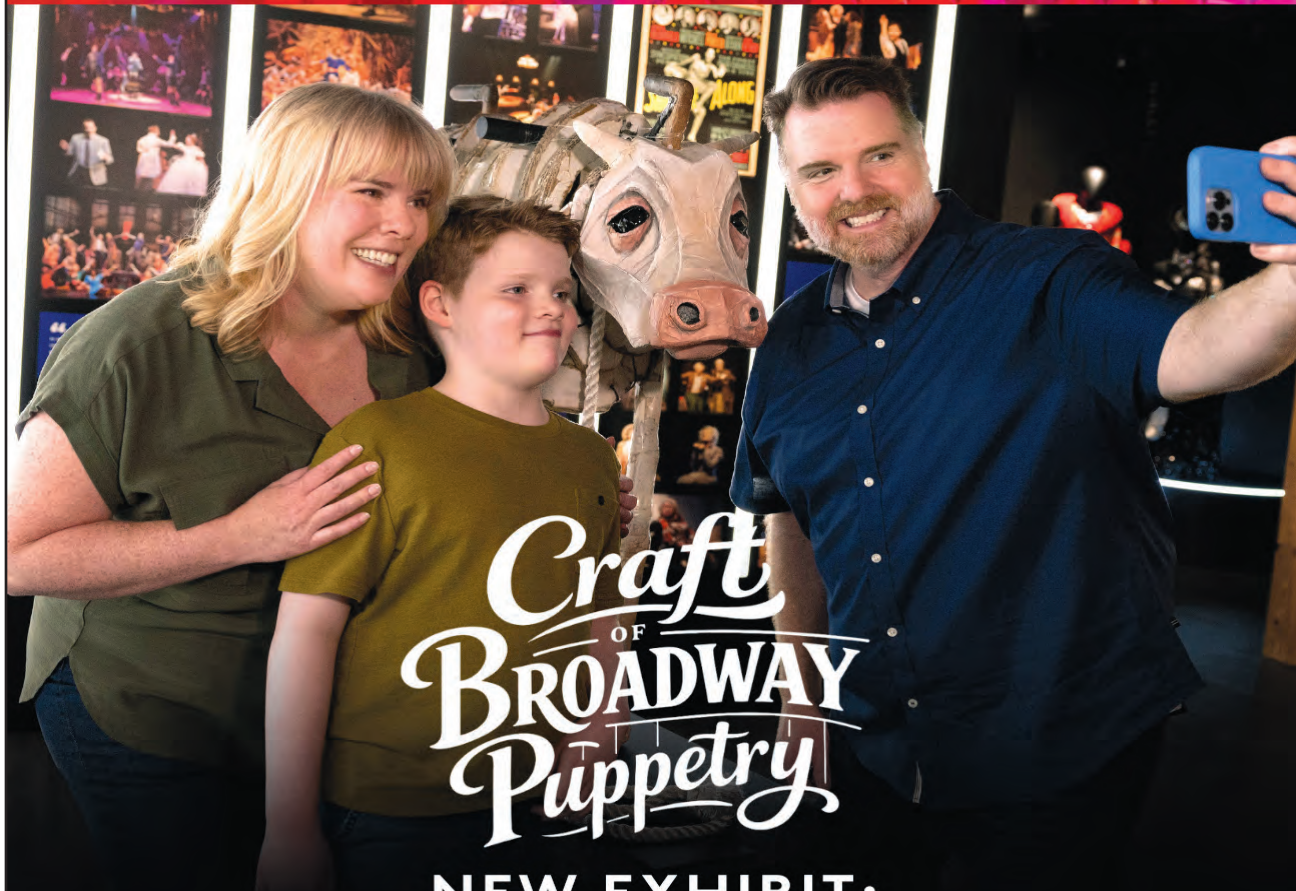
Dancers from Elizabeth's Dance Image performed two dance presentations, followed by a contest in which winners were given a prize for best dancer and best costume; parents and their children were eager to win.

"It's a great day for parents and kids to come out, and Jaime always does a wonderful event," MPA Chairperson Maria Carro-D'Alessandro said. "It seems to get bigger and bigger each year. All the kids having fun, face painting, playing games and the pumpkin patch. It's always exciting to be here."

Other sponsors and community partners included Millennium Development, Marine Park Community Association, and the Mill Basin and Bergen Beach civic associations, among others.



Fourth Annual Fall Festival in Marine Park on Sunday, October 25th, draws a huge crowd.



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Tigger, a Christmas tree, Piglet and Winnie-the-Pooh stop by Marine Park for a visit.



A young girl dressed as Coraline with her mother dressed as Squid Game's Pink Guard.

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Mill Basin

East 53rd Street and Avenue L Co-Named Terri Cadet-Donald Way

By Kari Lleras

It rained for most of the morning, but the sun came out in perfect timing for the well-deserved, street co-naming celebration in honor of the late Terri Cadet-Donald. Held on Friday, October 16th, at the corner of East 53rd Street and Avenue L, Cadet-Donald was a pillar of her community and

the glue that held everything together. Her tragic passing in October 2024 affected many.

Cadet-Donald was well known to the Mill Basin, Bergen Beach, Marine Park and Canarsie communities. She volunteered or was involved in every event, club, board, council, organization or association that pertained to



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her family or community, since she was a child. Cadet-Donald worked with youth organizations, coached and taught Sunday School at Mary Queen of Heaven Roman Catholic Church.

She didn't know how to slow down or stop. "She would always say, 'But it has to get done right, and I want to do it,'" Millennium Development Executive Director Paul Curiale said. "She was everything to everyone."

Cadet-Donald's daughter, Kalli Donald, read her mother's eulogy with her Dad, Calvin Donald, right by her side. There were many speakers or groups that shared heartfelt words about Cadet-Donald, including Councilwoman Mercedes Narcisse, State Senator Roxanne Persaud, District Leader Frank Seddio, Community Board 18 District Manager Sue Ann Partnow, family and friends.

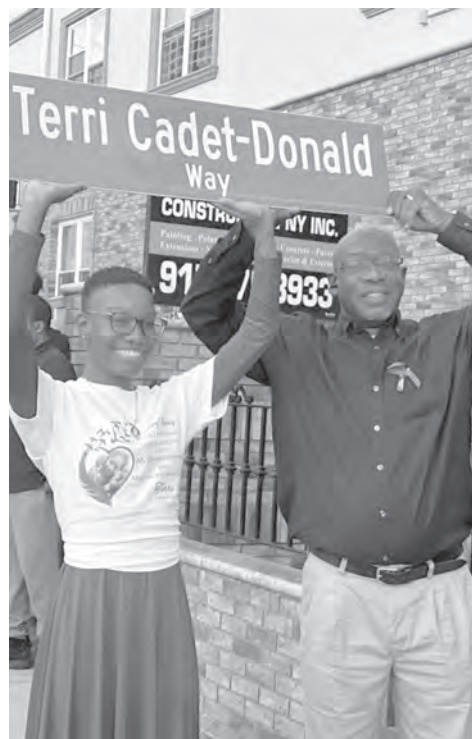
Several speakers mentioned that the sun coming out after it had rained all morning was for Cadet-Donald. When the rope holding the bag that covered the sign broke the moment her daughter pulled it to reveal Terri Cadet-Donald Way, everyone knew it was exactly how Cadet-Donald would have wanted it. The crowd went wild with laughter, smiles and cheers, as a ladder was positioned under the sign and the countdown began – again.

The celebration was sponsored by Millennium Development, Bergen Beach Youth Organization, Kings

Plaza-Canarsie Kiwanis Club, Community Board 18, the 63rd Precinct Community Council, Mill Basin Civic Association, Mary Queen of Heaven and District 22, in which Cadet-Donald volunteered her time or worked.

Cadet-Donald lived life with grace, dignity, tenacity and gave her heart to everyone she met. People that cared for her are excited that they can visit Terri Cadet-Donald Way when they are missing her.

Photos by Kari Lleras and Linda Steinmuller



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LEGAL NOTICES



KINGS COUNTY
LEGAL NOTICE

ACCOUNTNG CITATION

File No. 2020-3801

ACCOUNTING CITATION

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New York City HRA

Attorney General of the State of New York

John Eric Lundin

Anna Lisa Lundin-Sikora

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William Arthur Lundin

The spouse, if any, and any and all unknown distributees and creditors of Robert Peter Andersen a/k/a Bobby Andersen, deceased, whose whereabouts are unknown and if any of the aforesaid persons be dead, to their heirs at law, next of kin and distributees whose names and places of residence are unknown and if the persons died subsequent to the decedent herein, to their executors, administrators, legatees, devisees, assignees and successors in interest whose names and places of residence are unknown and to all other heirs at law, next of kin and distributees of Robert Peter Andersen a/k/a Bobby Andersen, the decedent herein, whose names and places of residence are unknown and cannot after due diligence be ascertained,

A Petition and an Accounting has been filed by The Public Administrator of Kings County, the Petitioner for the Estate of Robert Peter Andersen a/k/a Bobby Andersen, who is located at 360 Adams Street, Brooklyn, New York 11201.

YOU ARE HEREBY CITED TO Surrogate’s Court in Kings County at 2 Johnson Street, Brooklyn, New York 11201, Room 319 on December 3rd, 2026 at 10:00 AM, WHY the Accounting of the Estate of Robert Peter Anderson a/k/a Bobby Andersen, a Summary of which has been served on you with this Citation, should not be judicially settled (approved by the Court), and

[X] Further relief sought (if any):

- (a) Why the Public Administrator of Kings County should not be paid his commissions in the amount of \$47,202.76 as set forth in Schedule I of the Account, or such other amount as the Court may fix and determine;
- (b) Why the Public Administrator of Kings County should not be paid his administrative expenses in the amount of \$15,281.10 as set forth in Schedule J of the Account, such other amount as the Court may fix and determine;
- (c) Why the Court should not fix determine and approve the legal fees of Charles G. Fiore, P.C. Esqs counsel to Petitioner, in the amount of \$85,421.65 as shown in Schedule J of the Account, or such other amount as the Court may fix and determine.
- (d) Why the claim of the New York State Department of Taxation, if any, should not be fixed and determined or if not so fixed and determined, deemed rejected;
- (e) Why the claim of the New York City Human Resources Administration, if any, should not be fixed and determined, or if not so fixed and determined, deemed rejected;
- (f) Why process should not be issued to all necessary parties who have not appeared to show cause why the relief requested should not be granted; and that an order be granted directing the service of process pursuant to the provisions of SCPA Article 3 upon such persons named in Paragraph (6) whose names or whereabouts are unknown and cannot be ascertained or who may be persons on whom service by personal delivery cannot be made;
- (g) Why the Petitioner, upon fully complying with the Decree to be made in this proceeding, should not be released and discharged of and from any and all liability, responsibility and accountability with respect to the Petitioner's acts and proceedings as Administrator as set forth and embraced in said account and the Court grant such other and further relief as it deems just and proper.
- (h) Why the Petitioner should not be authorized to reserve, such amount as counsel recommends for the preparation of Federal and/or state fiduciary income tax returns and for the payment of any tax that may be due.
- (i) Why the Petitioner should not be permitted to distribute the net estate to the decedent’s distributee(s), as now known or hereafter determined, as their interest may appear, and to deposit any amount not so distributed with the Commissioner of Finance of the City of New York to be held for the benefit of decedent’s unknown distributees or for the benefit of any distributees of the decedent who are under disability for whom no guardian of the property has been appointed.

Dated: October 5, 2026

(Seal) Hon. Bernard J. Graham

HON. Bernard J. Graham, Surrogate

Lisa Mathis

Lisa Mathis, Chief Clerk

Charles G. Fiore, P.C.

Attorney for Petitioner

(212) 285-2290

Attorney for Petitioner’s Phone Number

225 Broadway, Suite 3020

New York, New York 10007

Attorney for Petitioner’s Address

Charles@FioreLawyer.com

Attorney for Petitioner’s Email

NOTE: This citation is served upon you as required by law. You are not required to appear or respond. However, if you fail to respond to this citation in writing by mail, electronic mail, or electronic filing, it will be assumed you do not object to the relief requested. You have a right to have an attorney-at-law appear or respond for you.

SUMMARY

PRINCIPAL ACCOUNT

Schedule A Principal Received 1,525,837.16

Schedule A-1 Realized Increases in Principal 0.00

Schedule A-2 Income Collected 2,273.30

Schedule G Unrealized increases in principal 0.00

Total Charges \$1,528,110.46 \$1,528,110.46

CREDITS:

Schedule B Realized Decreases in Principal 0.00

Schedule C Funeral and Administration Expenses 4,953.95

Schedule D Creditor’s Claims Actually Paid 0.00

Schedule E Distributions of Principal 0.00

Schedule G Unrealized decreases in principal 0.00

Total Credits \$4,953.95 \$4,953.95

Charges Minus Credits \$1,523,156.51

PRINCIPAL BALANCE ON HAND:

Schedule G Principal balance on hand \$1,523,156.51



LEGAL NOTICES



KINGS COUNTY (BROOKLYN) NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of limited liability company (LLC). Name: 6725 11 AVE REALTY LLC. Articles of Organization filed with Secretary of State of New York (SSNY) on 09/23/2026. NY office location: Kings County. SSNY has been designated as agent of the LLC upon whom process against it may be served. The post office address to which the SSNY shall mail a copy of any process against the LLC served upon him/her is Shi Wei Lei, 4205 8th Ave Brooklyn, NY 11232. Purpose/character of LLC: Any Lawful Purpose

KINGS COUNTY NOTICE OF SALE

SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF KINGS MORTGAGE ASSETS MANAGEMENT, LLC, -against- TERESA ANN DECARLO A/K/A TERESA A. INTERLANDI, AS HEIR AND DISTRIBUTE OF THE ESTATE OF ANTHONY DECARLO, ET AL. NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure entered in the Office of the Clerk of the County of Kings on April 9, 2026, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and TERESA ANN DECARLO A/K/A TERESA A. INTERLANDI, AS HEIR AND DISTRIBUTE OF THE ESTATE OF ANTHONY DECARLO, ET AL. are the Defendant(s). I, the undersigned Referee, will sell at public auction at the KINGS COUNTY COURTHOUSE, 360 ADAMS STREET, ROOM 224, BROOKLYN, NY 11201, on November 19, 2026 at 2:30PM, premises known as 69 CONKLIN AVENUE, BROOKLYN, NY 11236; and the following tax map identification: 8180-50. ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK

Premises will be sold subject to provisions of filed Judgment Index No.: 517822/2023. Steven Z. Naiman, Esq. - Referee. Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 900 Merchants Concourse, Suite 310, Westbury, New York 11590, Attorneys for Plaintiff. All foreclosure sales will be conducted in accordance with Covid-19 guidelines including, but not limited to, social distancing and mask wearing. *LOCATION OF SALE SUBJECT TO CHANGE DAY OF IN ACCORDANCE WITH COURT/CLERK DIRECTIVES.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of 1532 W 10TH ST LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 09/23/2026. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to THE LLC: 1532 W 10TH ST, BROOKLYN, NY 11204. Purpose: Any lawful purpose.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of 6727 11 AVE REALTY LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 09/23/2026. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to SHI WEI LEI: 4205 8th Avenue Brooklyn, NY 11232. Purpose: Any lawful purpose.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

BLUE SOFA LLC Arts. of Org. filed NY Sec. of State (SSNY) 9/21/2026. Office: Kings Co. SSNY desig. agent of LLC upon whom process may be served. SSNY shall mail process to Reg Agent for SOP: Northwest Registered Agent LLC, 418 Broadway, Ste N, Albany, NY 12207. Principal bus. loc.: 276 Greenpoint Ave, Bldg 8, 2nd Fl, Brooklyn, NY 11222. Any lawful purpose.

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KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

NOTICE OF FORMATION OF NINSPIRE LLC. Articles of Organization were filed with the New York Secretary of State ("SSNY") on August 3, 2026. The office of the LLC is located in Kings County. The principal business address is 45 Main ST, STE 240 #815064, Brooklyn, New York 11201. SSNY has been designated as agent of the LLC's agent for service process. SSNY shall mail a copy of any process served against the LLC to: LEGALZOOM USCA, INC. 45 Main Street, Suite 238, Brooklyn, New York 11201. Purpose: To engage in any lawful act or activity for which a limited liability company may be formed under the laws of the State of New York.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY V.N. TRANSPORT & LOGISTICS LLC. Articles of Organization filed with the Secretary of State of New York (SSNY) on 09/15/2026. Office location: Kings County. SSNY is designated as agent of the LLC upon whom process against it may be served. SSNY shall mail process to the LLC at: 396 Montgomery St, Apt 4D, Brooklyn, New York 11225 Purpose: Any lawful purpose.

KINGS COUNTY FORECLOSURE NOTICE

NOTICE OF SALE SUPREME COURT COUNTY OF Kings, U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee for RMAC Trust, Series 2016-CTT, Plaintiff, vs. Renea D'Andrade, as Heir and Distributee of the Estate of June Best, ET AL., Defendant(s). Pursuant to an Amended Judgment of Foreclosure and Sale duly entered on August 25, 2026, I, the undersigned Referee will sell at public auction at the Kings County Supreme Court, Courtroom 224, 360 Adams Street, Brooklyn, NY 11201 on November 12, 2026 at 2:30 p.m., premises known as 659 East 104th Street, Brooklyn, NY 11236. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, Block 8173 and Lot 13. Approximate amount of judgment is \$1,120,302.48 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index #21961/2009.

Mark A. Longo, Esq., Referee Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, New York 10004, Attorneys for Plaintiff. Firm File No.: 256268-1

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Studio Ahn, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 9/20/2026. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to The LLC: 1209 Dekalb Avenue, 515, Brooklyn, NY 11221. Purpose: Any lawful purpose.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Yuen Kwan Chan, NP in Obstetrics and Gynecology, PLLC Notice of formation of Yuen Kwan Chan, NP in Obstetrics and Gynecology, PLLC. Arts. of Org. filed w/ Secy. of State of NY (SSNY) on 05/28/2025. Off. loc.: Kings Cnty. SSNY designated as agent upon whom process may be served. SSNY shall mail process to: 2962 Brighton 5th Street, Brooklyn, NY 11235. Purpose: Any lawful activity.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of ASMJ LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 01/26/2023. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to SSNY: 860 Macon St. Apt. 4, Brooklyn, NY 11233. Purpose: Any lawful purpose.

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KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of HanOpera New York, LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 9/03/2026. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Yixuan Han: 305 95 Street, Apt 307, Brooklyn, NY 11209. Purpose: Any lawful purpose.

KINGS COUNTY NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY

Notice of formation of Winters Procurement LLC. Articles of Organization filed with the Secretary of State of NY (SSNY) on 10/06/2026. Office location: Kings County. SSNY designated as an agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Daly Place: 651 Prospect Pl Apt 1, Brooklyn, NY 11216. Purpose: Any lawful purpose.

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Alessandro Marra Jr.

Licensed Real Estate Salesperson

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www.brooklynrealproperty.com



BUSINESS FOR SALE

Canarsie

Small supermarket asking \$80K. Grossing \$28K monthly. Rent is \$5,300 a month.

Brooklyn Real Property
(631) 697-7258

SPACE AVAILABLE

Canarsie

Brand new 1500 square ft. five rooms, office space, ideal for Medical or professional use.

Call Charlie
(718) 915-5121

Work Desk

Desk Space to work for rent: High Speed WiFi, Access to printer/copier, Client waiting area, Professional Environment, Receptionist Support (When Available).

FMM Premier Properties
Cell (917) 561-8120
Phone (718) 968-0029
Email: fmm premier@gmail.com

OFFICE FOR RENT

Canarsie/Avenue L

1,300 Sqft office previously used as a doctors office. Office features lobby, 3 exam rooms and a bathroom. Asking \$4,000. Must see!

(631) 697-7258

COMMERCIAL PROPERTY

Canarsie/Flatlands

Corner space on Flatlands Avenue. Can be used to be anything! Approximately 1,300 sqft. Asking \$8,000. A must see!

(631) 697-7258

Canarsie/Flatlands

Fully equipped turn key take out kitchen. All equipment is in great condition in a approximately 700 sqft space just off of Flatlands Avenue. Asking \$3,500.

(631) 697-7258

Canarsie Courier

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REAL ESTATE

LANDLORDS ONLY

Our office specializes in apartment rentals, List with us and get a good tenant.

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Broker
(718) 810-2218

CONDO FOR SALE

Canarsie

Studio condo, all newly renovated, commercial unit, All Vacant, maintenance \$200, Reduced to \$160,000, Ready To Go!!

L J Estates
(917) 294-0612

COOP FOR SALE

Marine Park

Huge corner unit, 3 bedroom, 1 bath on the 1st floor. Approximately 1,000 Sqft. Close to shopping, recreation center, parks and transportation (B3 and B31 buses). Low common charges (\$866.17), live-in super. A must see!

Brooklyn Real Property
(631) 697-7258

E Flatbush/E 35 Street

Large 1 BR, beautiful hardwood floors throughout, EIK, indoor parking, Ready To Go!!, Price Reduced \$190,000. Seller offering \$5,000 towards closing costs.

L J Estates
(917) 294-0612

ROOMS FOR RENT

Canarsie: Unfurnished, private bath, share kitchen W/1 person, no smoking/pets, \$1,150 monthly. Exit All Seasons RE (347) 782-8571

Barbey/Flatlands near Gateway Mall: Clean Furnished, share kitchen/bath, no pets/smoking, all utilities, WiFi & Cable included, serious people, \$1250 monthly, (718) 419-9199

Canarsie/E93/Flatlands: Furnished, share kitchen/bath, hardwood floors, no pets, smoking ok, \$1,000. Owner (718) 360-6592

Canarsie/E93/Flatlands: Furnished, share kitchen/bath, hardwood floors, no pets, smoking ok, \$900. Owner (718) 360-6592

Canarsie: Furnished, share kitchen/bath, no smoking/pets, \$280 weekly. (917) 538-0621

Canarsie: Furnished, share kitchen/bath, no pets/smoking, \$900 monthly. (516) 725-2669

ROOMS FOR RENT

Canarsie: Furnished, share kitchen/bath, no smoking/pets, \$250 weekly, cable & WIFI included, near transportation. (646) 450-3126

OMB: Renovated Furnished, share kitchen/bath, no pets/smoking, utilities included, 2 weeks rent & security. (347) 453-7962; (347) 742-9828

Canarsie: Unfurnished, excellent condition, all utilities included, \$1,000. Broker (347) 471-5034

Canarsie: Unfurnished, excellent condition, private bath, share kitchen, all utilities included, no pets/smoking, \$1,300. Broker (347) 471-5034

Canarsie: Furnished, share kitchen/bath, no pets/smoking. (347) 238-9326

Canarsie: Extra large, furnished, share kitchen/bath, no smoking/pets. (347) 644-7635

Canarsie: Unfurnished, share kitchen/bath, no smoking/pets, near transportation, \$800 monthly, all utilities included. (917) 274-7714

Northeast Bronx: Furnished, share kitchen/bath, no smoking/pets, near shopping/transportation, \$260 weekly. (347) 513-9011

E Flatbush: Large, furnished, no pets/smoking, share kitchen/bath, near shopping/transportation/laundry, \$1,000 monthly. (347) 278-4983

Spring Creek: Unfurnished, share kitchen/bath, no pets/smoking, \$1,000 monthly. (646) 361-6021

Canarsie: Furnished, share kitchen/bath, no pets/smoking, near transportation/shopping. (646) 505-7577

Canarsie: Spacious Furnished, share kitchen/bath, no pets/smoking, near transportation/shopping. (347) 382-5408



Got News?

(718) 257-0600

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UNFURNISHED APT

Canarsie: Newly renovated large Studio, near transportation/shopping, \$1,750 neg. (917) 865-6116

E Flatbush: Studio, excellent condition, all utilities included, no pets/smoking, \$1,400. Broker (347) 471-5034

Canarsie/Flatbush: Studio, near transportation/shopping, no smoking/pets, \$1,650 monthly. M P Realty (646) 474-6640

Flatlands/Flatbush Area: Quiet Large Studio, ground floor, utilities included, no smoking/drinking/pets. Asking \$1,495. (917) 809-0443

Avenue L/E38: NEWLY CONSTRUCTED STUDIO, everything new, central air conditioning, new STAINLESS STEEL APPLIANCES, near shopping/transportation, B41, Q35, #2 & #5 trains, \$1,650 monthly, gas & electric included. Curtis Chance Realty (718) 859-7300; (917) 679-3017

Ditmas/E21: RENOVATED 1 BR in elevator building, LARGE LIVING ROOM, HWF's, NEW APPLIANCES, close to shopping/transportation, B & Q trains, B8, B41, B49, B103, BM2, \$1,875. Curtis Chance Realty (718) 859-7300 (917) 679-3017

Canarsie: 1 BR walk in, utilities included, near transportation/shopping, \$1,300. (917) 518-4452

E Flatbush/E92: Newly renovated 1 BR, near transportation/shopping, Owner (646) 270-2637

Canarsie: 1 BR, fully renovated, \$2,100. FMM Premier Properties Office (718) 968-0029 Omar (718) 825-6034 Juliet (917) 561-8120

Avenue D/E56: RENOVATED 1 BR, LARGE living room, NEW kitchen & appliances, NEAR transportation, B8, B17, buses, \$1,950 gas & electric included, Curtis Chance Realty (718) 859-7300; (917) 679-3017

E Flatbush: Newly renovated 2 BRs, near transportation/hospital, \$2,300. Broker (917) 295-3919

Canarsie/E87/Farragut: 2 BR, 1 bathroom, no pets/smoking, \$2,600 monthly. Available Nov 9th. (718) 272-9498

E Flatbush/E53/Tilden: Spacious Newly renovated 2 BRs, 2nd floor, near transportation/shopping, \$2,600 monthly, Absentee Landlord, Broker (917) 312-7775

Kings Highway/Avenue J: COMPLETELY RENOVATED, EXTRA LARGE 2 BRs, LARGE living room, EIK, HWF's, NEW APPLIANCES, GRANITE COUNTERTOPS, near transportation, \$2,400. Curtis Chance Realty (718) 859-7300 (917) 679-3017

ENY: 2 BRs, very good condition, \$2,300. Broker (347) 471-5034

Canarsie: 2 BR, near transportation, Move In Condition, \$2,600. Broker (917) 690-0541

Canarsie: Newly renovated 3 BRs, 1 1/2 baths, \$2,850. Exit All Seasons RE (347) 782-8571

UNFURNISHED APT

APARTMENTS AVAILABLE

Canarsie

Studio & 2 Bedrooms
 Available

\$1700 to \$2850

BROKER
(718) 209-7005

Canarsie/E94/Foster: 3 BRs, 2 bathrooms, no pets/smoking, driveway included, \$3,300 monthly. (718) 272-9498

E29/Foster: COMPLETELY renovated 3 BRs, 2 baths, LARGE living room with dining area, HWF's, one block from #2 & #5 trains, B8, B44, B49, B103 buses, close to shopping, \$2,950. Curtis Chance Realty (718) 859-7300; (917) 679-3017

Flatlands: 3 BRs, excellent condition, large living & dining room, totally new, nice balcony, \$3,500. Broker (347) 471-5034

Flatlands/Fountain: Fully renovated 3 BRs, fully 1 1/2 bathroom, near transportation/shopping, \$3,700 monthly, Ready To Move In! (917) 442-0592

Rosedale/Queens: 3 BRs, 2 baths, near transportation, \$3,600, Programs Accepted!. M P Realty- Leonard (646) 474-6640

Brownsville: Spacious 3 BRs, heat & hot water included, lots of closet space included, EIK, near transportation. \$3,300. Broker (917) 574-1931

Flatlands: 4 BRs, excellent condition, SS appliances, 2nd floor, no pets/smoking. Broker (718) 451-1000 (917) 690-2338

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